

DATE: August 2, 2023

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Development Variance Permit Application No. VP100649

APPLICANTS: Ronald and Wendolynn Reimer
LOCATION: 2816 Killarney Drive

ATTACHMENT(S): Location and Zoning Map
 Development Variance Permit No. VP100649
 Exhibit "A" to VP100649
 Supporting Documents
 - Rationale Letter
 - Letters of Support and Associated Map

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100649 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the subject property legally described as Lot 129, District Lot 4046, Cariboo District, Plan 21748 as follows:

- a. Vary Section 10.1.5 7. by decreasing the minimum rear yard setback of the principal development from 6.0 m to 4.5 m, as shown on Exhibit "A" to VP100649.

PURPOSE:

The applicant is proposing to construct an attached garage to an existing single detached house located at 2816 Killarney Drive (subject property). The subject property is zoned RS1: Suburban Residential, which restricts the minimum rear yard setback of the principal development to 6.0 m. As such, the applicant has applied to vary the minimum rear yard setback for the principal development from 6.0 m to 4.5 m, as shown on Exhibit "A" to VP100649.

Site Characteristics

Location	2816 Killarney Drive
Current Use	Residential
Site Area	0.11 ha (0.26 acres)
Zoning	RS1: Suburban Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management Class	Infill

Surrounding Land Use Table

North	Killarney Drive; Residential
South	Residential
East	Residential
West	Residential

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw

The subject property is zoned RS1: Suburban Residential, which is intended to foster a suburban lifestyle on properties larger than 845 m². The RS1 zone also provides for complementary residential related uses that are compatible with the residential character of the area.

The subject property is located midblock along Killarney Drive in the Hart Highlands neighbourhood. The applicant is proposing to construct an attached garage to the existing single detached house on the subject property to facilitate the storage of a recreational vehicle. The subject property currently holds a temporary tent structure that will be removed should this application be approved.

The RS1 zoning regulations require that principal development maintains a minimum rear yard setback of 6.0 m. To facilitate the proposed attached garage to the existing single detached house on the subject property, the applicant has applied to vary the minimum rear yard setback for the principal development from 6.0 m to 4.5 m, as shown on Exhibit "A" to VP100649.

Administration supports this variance request for the following reasons:

- The proposed 4.5 m rear yard setback is considered a minor variance where no negative impact is anticipated to take place on the abutting properties;
- The attached garage is proposed at the rear of the existing single detached house, ensuring the form and character of the surrounding area is maintained;
- The proposed development meets all other development regulations of the RS1 zone, including building height and site coverage; and
- Letters of support have been received from the directly adjacent property owners which are attached to this report as supporting documents.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

Infrastructure Services Division

A decommissioned storm culvert has been identified within an unregistered statutory right-of-way on the subject property. Should this application be approved, through the Building Permit process the applicant will be required to remove the storm culvert to facilitate construction.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Development Variance Permit No. VP100649 be approved.

SUMMARY AND CONCLUSION:

To facilitate the addition of an attached garage to the existing single-family house located at 2816 Killarney Drive, the applicant has applied to vary the minimum rear yard setback for the principal development regulations from 6.0 m to 4.5 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Eliakim Longaquit, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/08/28